



KEY FEATURES

- ± .56 acres
- Zoned HB & RS-9
- High potential for small to medium-sized business users
- High traffic volumes on Clemmonsville Road (±18,500 AADT) and South Main Street (±5,500 AADT)
- Partially located within the Main Street Business Center
- Convenient access to I-285/US-52 and I-40
- Listing Price: \$55,000

LAND - ±.56 ACRES

FOR SALE

STRICKLAND AVENUE PARCEL

0 Strickland Avenue
Winston-Salem, NC 27127

If you're looking for affordable land near a high traffic location on the south side of Winston-Salem, here is your opportunity! This flat ±.56 acre parcel is located close to the corner of South Main Street and West Clemmonsville Road, adjacent to the Main Street Business Center. Zoned HB and RS-9, there is flexibility to use the parcel for small- to medium-sized businesses or a continuation of the existing residential neighborhood on Strickland Avenue. Established surrounding businesses include gas stations, restaurants, retail, automotive and laundromats.

This parcel is located just a few minutes from thriving downtown Winston-Salem and is convenient to I-285/US-52 and I-40 highways. Don't miss this great value!

LEARN MORE ABOUT THIS PROPERTY

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STRICKLAND AVENUE SMALL PARCEL

LOCATION

Street	0 Strickland Ave	City / Zip	Winston-Salem / 27127	County	Forsyth
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PROPERTY DETAILS

Property Type	Land	Acres ±	.56		
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TAX INFORMATION

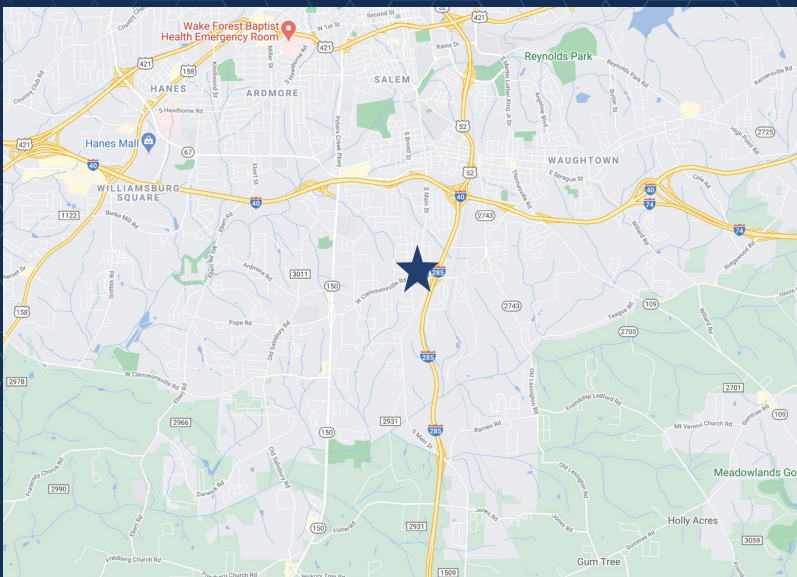
Zoning	HB & RS-9	Tax Block	1951	Tax PIN	6833-38-4713
Tax Lots	2				

PRICING & TERMS

Pricing	\$55,000	Tax Value	\$53,600	Price/SF	\$2.25
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LAND - ±.56 ACRES

FOR SALE



LOCATION FEATURES

- Flat parcel
- Convenient to I-285/US-52 and I-40
- Easy access to the Piedmont Triad International Airport and the entire Triad region
- Located near high-traffic corner with multiple businesses as well as residential neighborhoods
- Zoning allows for flexible use of the land
- Close to thriving downtown Winston-Salem